

# ELECTRONICALLY RECORDED

## OFFICIAL PUBLIC RECORDS



*Rose Pietsch*

ROSE PIETSCH, County Clerk

Bastrop Texas

December 16, 2021 10:11:56 AM **202126908**

FEE: \$34.00

MANAGEMENT CERT

### MANAGEMENT CERTIFICATE

#### SARATOGA FARMS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an Officer of Saratoga Farms Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Saratoga Farms (the "Subdivision Development").
2. The name of the Association is Saratoga Farms Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Saratoga Farms Section Three, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded at Document No. 6/73B and 6/74A in the Plat Records of Bastrop County, Texas.

Saratoga Farms Section Four, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded at Document No. 6/84A through 6/85A in the Plat Records of Bastrop County, Texas.

Saratoga Farms Section Five, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded at Volume 6, Page 110B through 111B in the Plat Records of Bastrop County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Saratoga Farms Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 201715623 in the Official Public Records of Bastrop County, Texas.

Saratoga Farms Community Manual, recorded at Document No. 201715647 in the Official Public Records of Bastrop County, Texas.

Saratoga Farms Adoption of Working Capital Assessment, filed in Document No. 201715773 in the Official Public Records of Bastrop County, Texas.

Saratoga Farms Notice of Addition of Land [Section Four], recorded at Document No. 201802275 in the Official Public Records of Bastrop County, Texas.

Saratoga Farms Notice of Addition of Land [Section Five], recorded at Document No. 201810404 in the Official Public Records of Bastrop County, Texas.

5. The name and mailing address of the Association is:

Saratoga Farms Residential Community, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00

Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 2 day of December, 2021.

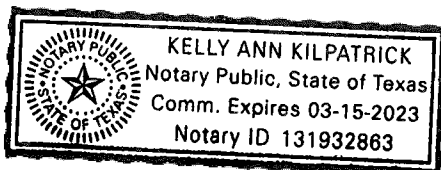
SARATOGA FARMS RESIDENTIAL COMMUNITY, INC., a  
Texas nonprofit corporation

By: [Signature]  
Name: DOUG PLAS  
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF BASTROP §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Plas, Registered Agent Saratoga Farms Residential Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
SARATOGA FARMS RESIDENTIAL COMMUNITY, INC.